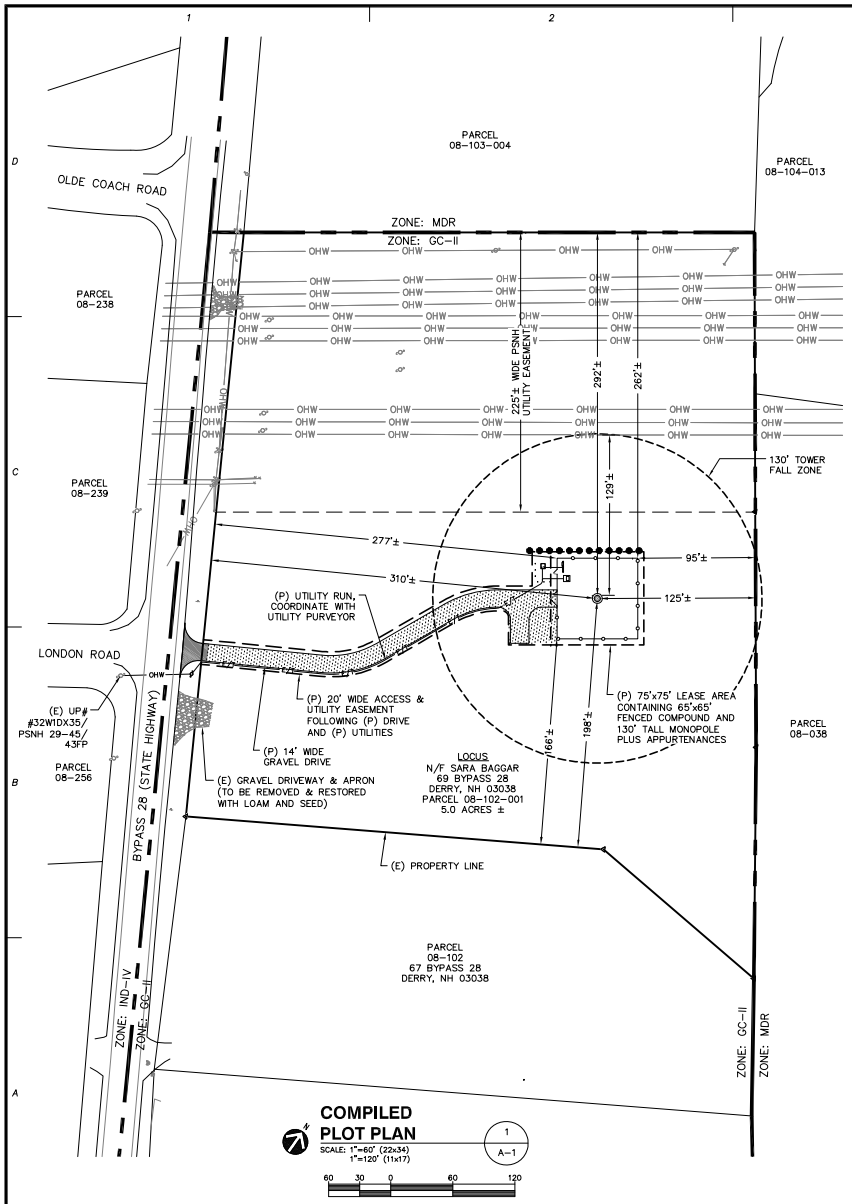

ZONING VARIANCE APPROVAL

THE PROJECT CONTAINED HEREIN IS SUBJECT TO THE TOWN OF DERRY ZONING BOARD OF ADJUSTMENT "NOTICE OF DECISION" CASE No. 16-108 DATED APRIL 21, 2016.

CONDITIONS (BASED ON ZONING BOARD OF ADJUSTMENT APPROVAL):

1. SUBJECT TO OBTAINING ALL STATE, FEDERAL & TOWN PERMITS AND INSPECTIONS.
2. SUBJECT TO PLANNING BOARD APPROVAL.
3. RECOMMEND ESTABLISHMENT OF TRUE NEED FROM 4 WIRELESS PROVIDERS.

PLANNING BOARD DECISION

THE PROJECT CONTAINED HEREIN IS SUBJECT TO THE TOWN OF DERRY PLANNING BOARD "NOTICE OF DECISION" DATED JULY 12, 2016.

CONDITIONS (BASED ON PLANNING BOARD APPROVAL):

1. SUBJECT TO OWNER'S SIGNATURE
2. SUBJECT TO ON-SITE INSPECTION BY THE TOWN'S ENGINEER
3. ESTABLISH APPROPRIATE ESCROW AS REQUIRED TO COMPLETE THE PROJECT
4. PROVIDE SIGNAL ANALYSIS/TEST DATA TO SHOW THE SIGNAL FROM THE CELL TOWER WILL NOT INTERFERE WITH THE SIGNAL FROM THE EXISTING TOWN OF DERRY WATER TOWER COMMUNICATIONS
5. PROVIDE A TOWER FALL ZONE PLAN
6. OBTAIN WRITTEN APPROVAL FROM THE IT DIRECTOR THAT THE GIS DISK IS RECEIVED, IS OPERABLE AND COMPLIES WITH LDCR, SECTION 170-61
7. NOTE APPROVED WAIVERS ON THE PLAN
8. SUBJECT TO RECEIPT OF STATE AND FEDERAL PERMITS RELATING TO THE PLAN
9. CONDITIONS PRECEDENT SHALL BE MET WITHIN 6 MONTHS
10. SUBMITTAL OF A BOND IN THE AMOUNT OF $25,000.00 FOR THE REMOVAL OF THE CELL TOWER
11. PROVIDE SPACE FREE OF CHARGE WITH WRITTEN LEASE AGREEMENT TO THE TOWN FOR PUBLIC SAFETY USE
12. THE DRIVEWAY WIDTH SHALL BE INCREASED TO 14 FEET TO MEET THE REQUIREMENTS OF LDCR, SECTION 170-26.A

APPROVED WAIVER REQUESTS:

1. LDCR, SECTION 170-61.A.12, HISS MAPPING
2. LDCR, SECTION 170-61.A.13, WETLAND MAPPING
3. LDCR, SECTION 170-63.A.5, TO ALLOW PARKING ON GRAVEL SURFACE
4. LDCR, SECTION 170-63.C & D, TO ALLOW PARKING ON A GRAVEL SURFACE AND TO NOT PROVIDE STRIPING, DIMENSIONS, ETC. FOR THE PARKING STALLS
5. LDCR, SECTION 170-64, TO NOT PROVIDE A LANDSCAPE PLAN
6. LDCR, SECTION 170-61.A.20 AND 170-63.A.9 TO EXCLUDE A LIGHTING PLAN FROM THE SUBMISSION

NHDOT DRIVEWAY PERMIT

THE PROJECT CONTAINED HEREIN IS SUBJECT TO THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDOT) DRIVEWAY PERMIT #05-119-0028 DATED JULY 26, 2016.

SPECIFICATIONS AND OTHER CONDITIONS (BASED ON NHDOT APPROVAL):

SPECIFICATIONS:

- THIS PERMIT AUTHORIZES A PAVED ACCESS TO BE USED AS A TELECOMMUNICATION FACILITY DRIVE. ANY CHANGE IN USE, INCREASE IN USE OR RECONSTRUCTION OF THE DRIVEWAY REQUIRES REAPPLICATION.
- THE RIGHT-OF-WAY LINE IS LOCATED 33 FEET FROM AND PARALLEL TO THE CENTERLINE OF THE HIGHWAY. THE ENTRANCE SHALL BE GRADED SO THE SURFACE OF THE DRIVE DROPS (SEE PLANS) AT A POINT (SEE PLANS) FROM NH 28B (S00000028B) EDGE OF PAVEMENT TO CREATE A DRAINAGE SWALE.
- THE DRIVEWAY SHALL NOT EXCEED (SEE PLANS) IN WIDTH. THE ENTRANCE OF THE DRIVE MAY BE FLARED; TYPICALLY THE FLARE RADIUS IS ONE HALF THE DRIVEWAY WIDTH.
- DRIVEWAY AND RELATED MODIFICATIONS TO BE CONSTRUCTED ACCORDING TO PLANS PREPARED BY PROTERRA DESIGN GROUP FOR VARSITY WIRELESS, LLC DATED FEBRUARY 17, 2015 AND LAST REVISED ON JULY 26, 2016, ON FILE AT THE DISTRICT 5 OFFICE.
- THIS PERMIT IS FOR THE RELOCATION OF AN EXISTING DRIVEWAY. SEE DRIVEWAY PERMIT #05-119-0010 FOR ADDITIONAL SUBDIVISION HISTORY.

OTHER CONDITIONS:

- NO STRUCTURES, INCLUDING BUILDINGS, PERMANENT OR PORTABLE SIGNS, LIGHTS, DISPLAYS, FENCES, WALLS, ETC. SHALL BE PERMITTED ON, OVER OR UNDER THE HIGHWAY RIGHT OF WAY.
- NO PARKING, CATERING OR SERVICING SHALL BE CONDUCTED WITHIN THE HIGHWAY RIGHT OF WAY.
- THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE MUNICIPALITY OR OTHER STATE AGENCIES.
- THE DEPARTMENT HAS RELIED ON THE TITLE AND SUBDIVISION INFORMATION PROVIDED BY THE LANDOWNER. THE DEPARTMENT HAS NOT PERFORMED ADDITIONAL TITLE RESEARCH AND MAKES NO WARRANTY OR REPRESENTATION CONCERNING LANDOWNER'S LEGAL RIGHT TO ACCESS. IN THE EVENT OF A DISPUTE ABOUT THE LANDOWNER'S LEGAL RIGHT TO ACCESS PROVIDED HEREIN, THE LANDOWNER WILL DEFEND AND INDEMNIFY THE DEPARTMENT.
- NO ADDITIONAL SURFACE DRAINAGE WILL ENTER UPON THE HIGHWAY.
- THIS PERMIT TO ACT RELATES SOLELY TO THE USE OF THE STATE RIGHT-OF-WAY, AND IS NOT DETERMINATIVE OF ANY RIGHTS OF FLOWAGE BETWEEN PRIVATE LAND OWNERS.
- A COPY OF THIS PERMIT SHALL BE PRESENT AT THE SITE DURING CONSTRUCTION OF THE DRIVE(S).
- ALL WORK IS TO BE DONE BY THE APPLICANT AT NO COST TO THE STATE OF NEW HAMPSHIRE.
- THIS PERMIT DOES NOT INCLUDE OR APPROVE THE LOCATION OR INSTALLATION OF UNDERGROUND UTILITIES.
- DRIVE(S) SHALL APPROACH THE HIGHWAY AT OR ABOUT 90 DEGREES.
- ALL MATERIALS AND STRUCTURES SHALL CONFORM T THE CURRENT VERSION OF THE NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AS AMENDED.
- DURING CONSTRUCTION WITHIN THE HIGHWAY RIGHT-OF-WAY, TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH MUTCD STANDARDS AND AS DIRECTED BY THE DISTRICT ENGINEER.

GENERAL NOTES

1. THE PROJECT OWNER'S PCS FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.
2. THE DESIGN OF THE TOWER, FOUNDATION AND ANTENNA MOUNTING HARDWARE WILL MEET THE ANSI/EIA/TIA-222-G STANDARDS FOR STRUCTURAL STEEL ANTENNA SUPPORTING STRUCTURES AND STATE BUILDING CODE REQUIREMENTS. DETAILED CONSTRUCTION DRAWINGS AND STRUCTURAL CALCULATIONS WILL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED WITH A BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE LOCAL BUILDING CODE ENFORCEMENT OFFICIAL.
3. ONCE THE FACILITY BECOMES FULLY OPERATIONAL, NORMAL AND ROUTINE MAINTENANCE BY TOWER OWNER'S AND CARRIER'S TECHNICIANS WILL BE PERFORMED. THE ESTIMATED VEHICULAR TRAFFIC GENERATED BY THESE VISITS IS PREDICTED TO BE LESS THAN THE TYPICAL TRAFFIC GENERATED BY A SINGLE-FAMILY DWELLING.

REFERENCES

EXISTING CONDITIONS PLAN – SEE SHEETS C-1 TO C-2

ZONING BOUNDARIES – TOWN OF DERRY OFFICIAL ZONING MAP, EFFECTIVE DATE NOVEMBER 17, 2011.

FLOODPLAIN – THE PROJECT AREA IS LOCATED IN FLOOD ZONE "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 33015C0337E, EFFECTIVE DATE MAY 17, 2005 AND COMMUNITY PANEL NUMBER 33015C0339E, EFFECTIVE DATE MAY 17, 2005.

LAND USES – TOWN OF DERRY GIS PORTAL, DATA RETRIEVED JUNE 15, 2015.

ZONING SUMMARY TABLE

ZONING DISTRICT(S): GENERAL COMMERCIAL II DISTRICT (GC-II)
ASSESSORS ID: 08-102-001
(P) USE: WIRELESS COMMUNICATION FACILITY (VARIANCE APPROVED CASE No. 16-108)

DIMENSION	PROVIDED	CONSTRAINT
LOT – AREA	5± Ac.	1± Ac. MIN.
LOT – FRONTAGE	472'±	200' MIN.
LOT – WIDTH AT FRONT YARD SETBACK	475'±	200' MIN.
COMPOUND – FRONT YARD	277'±	35' MIN.
COMPOUND – SIDE YARD	166'±	20' MIN.
COMPOUND – REAR YARD	95'±	20' MIN.
COMPOUND – HEIGHT	13'±	35' MAX.
TOWER – HEIGHT	130'± (136' TOTAL)[4]	190' MAX.[1,2,3]
TOWER – DISTANCE TO PROPERTY LINE	125'±	75' MIN.[1,2,3]
PARKING CALCULATION (UNMANNED USE)	1 SPACE FOR TECH VEHICLE, VISITS A COUPLE TIMES PER MONTH	0 REQUIRED IN TOWN SITE TABLE

SPECIAL CONSIDERATIONS REQUIRED FOR THE FOLLOWING & APPROVED PER ZONING BOARD OF ADJUSTMENT "NOTICE OF DECISION" CASE No. 16-108 DATED APRIL 21, 2016:

1 – TOWN OF DERRY ZONING CODE §165-28.B.7: "TOWERS ARE ALLOWED ONLY IN THE ZONING DISTRICTS SET FORTH IN SUBSECTION B.1.b AND c ..."

2 – TOWN OF DERRY ZONING CODE §165-32.1.D.2.b: "USES SPECIFICALLY PROHIBITED IN THE GC-II DISTRICT: ... WIRELESS COMMUNICATIONS FACILITIES".

3 – TOWER HEIGHT AND TOWER DISTANCE TO PROPERTY LISTED IN ZONING SUMMARY TABLE ARE BASED ON CONSTRAINTS LISTED IN TOWN OF DERRY ZONING CODE §165-28.C, TABLE D.1 FOR NEW (PROPOSED) GROUND TOWERS IN PERMITTED DISTRICTS.

4 – TOTAL HEIGHT INCLUDES HIGHEST APPURTENANCE, A 6'± LIGHTNING ROD ON TOP OF THE TOWER.

ProTerra DESIGN GROUP, LLC
4 Bay Road
Building A, Suite 200
Hadley, MA 01035
(413)320-4918

CONSULTANTS:

NO.	DATE	REVISIONS
A	08/29/16	ISSUED FOR REVIEW
0	09/23/16	ISSUED FOR CONSTRUCTION

TITLE:
SITE NAME: DERRY 1
SITE NUMBER: VW NH 0015A
ADDRESS: 69 BYPASS 28
DERRY, NH 03038

APPLICANT:
VARSITY WIRELESS, LLC
290 CONGRESS STREET
7TH FLOOR
BOSTON, MA 02210
varsity wireless

STAMP:
STATE OF NEW HAMPSHIRE
JESSE M MORENO
LICENSED
PROFESSIONAL ENGINEER
9-23-16

DATE: 08/29/16
DRAWN: BLM
CHECK: JMM/TEJ
SCALE: SEE PLAN
JOB NO.: 16-040

SHEET TITLE:
COMPILED PLOT PLAN

A-1